

Maison Charentaise with 17th century outbuildings to renovate, great gîte potentiel. 25 minutes from beaches.



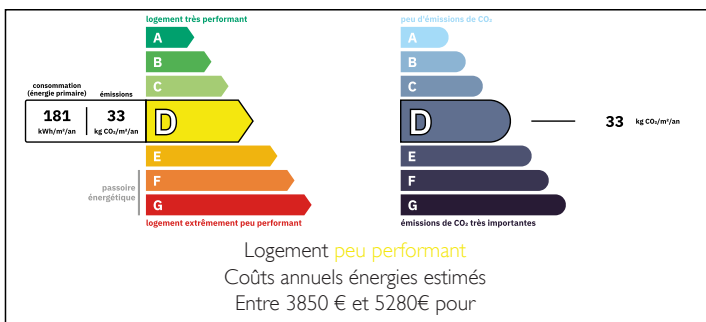
INFORMATION

Town:	Saint-André-de-Lidon
Department:	Charente-Maritime
Bed:	5
Bath:	0
Floor:	654 m2
Plot Size:	24141 m2

IN BRIEF

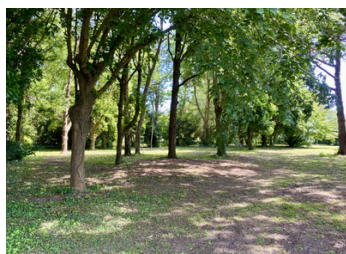
SAINT-ANDRE-DE-LIDON, 25 minutes from the sea, in the heart of 2 hectares of wooded parkland, beautiful 17th and 19th century Charentais dwelling surrounded by numerous outbuildings.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The living area of approx. 350 m², with gas heating, is located within the 19th century main building and comprises: on the ground floor: large entrance hall with elm-wood staircase leading to the first floor, dining room with fireplace, large living room with stone fireplace, kitchen with stone bbq fireplace with access to the vaulted stone cellar in the basement and stone staircase leading to the first floor, utility room, boiler room, large bedroom, adjoining shower room and toilet. First floor: large landing, 4 bedrooms, bathroom, dressing room, WC, mezzanine, games room. The adjoining 17th century building comprises a wine storehouse (known as "Le Paradis") with a surface area of approx. 61 m², topped by an attic of the same size, all of which could be converted into living accommodation. The extension and annexes include 5 outbuildings with a total surface area of approx. 580 m². There are 2 wells and a Charentais-style house used as offices with a surface area of approx. 300 m². Totally independent, a 72 m² garage for 4 vehicles, topped by a mezzanine. Adjoining is a garage for garden equipment and lawnmowers, and a 92 m² wine storehouse. In the grounds, a pool house with a disused swimming pool and a rare 19th century Victorian greenhouse.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>